This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1021320 DEEDWARR
06/30/2023 12:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230630-0050192

New Owner:	**Send Tax Bill:**	**Map/Parcel**
CODY FRY, Trustee HALEY FRY, Trustee FRY REVOCABLE LIVING TRUST dated March 30, 2023 504A Foundation Court Nashville, TN 37209	ServiceMac, LLC PO Box 105178 Atlanta, GA 30348-5178	090-16-0R-001.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409[a][3][F]).

AFFIANT

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026

Sworn to and subscribed before me this March 30, 2023.

Notary Public

My Commission Expires: 10/14/26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, CODY GLEN FRY, who is one and the same as CODY FRY, and HALEY REED FRY, who is one and the same as HALEY FRY, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to CODY FRY and HALEY FRY, Trustees of the FRY REVOCABLE LIVING TRUST, dated March 30, 2023, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this March 30, 2023.

By: _____
CODY GLEN FRY

_____
HALEY REED FRY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CODY GLEN FRY and HALEY REED FRY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this March 30, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 5/27/26

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES MAY 27, 2026

Exhibit A

Property Description

Said property is described to wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Unit A, Foundation Court Homes, a Horizontal Property Regime, as established under The Horizontal Property Act, T.C.A. Sec. 66-27-101, et seq., and more particularly described in the Declaration of Covenants, Conditions and Restrictions Establishing the Foundation Court Homes City of Nashville, County of Davidson, Tennessee, of record in Instrument No. 20200527-0054629, in the Register's Office for Davidson County, Tennessee, the location of said unit being more particularly shown on Exhibit "B" therein. Together with the Private Elements, Common Elements and Limited Common elements appurtenant thereto as set forth in said Declaration.

Being the same property conveyed to CODY GLEN FRY and HALEY REED FRY, husband and wife, by Warranty Deed of record from KIRTLEY WHITTINGTON, in Instrument No. 20210406-0044631, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 504A Foundation Court, Nashville, Tennessee 37209.

Tennessee Certification of Electronic Document

I, ERIC J. SCOTT, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 30, 2023 (date of document).

Signature

March 30, 2023

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of March, 2023.

Notary Public

My Commission expires: 10/14/26

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026